

C I T Y P L A N N I N G C O M M I S S I O N M I N U T E S

M A R C H 3, 2 0 0 5

A study session of the City Planning Commission convened Thursday, March 3, 2005, at 12:00pm in the City Council Meeting Room, 333 W. Ocean Boulevard, featuring a Planning Commissioner Training Session.

The regular meeting of the City Planning Commission convened Thursday, March 3, 2005, at 1:41pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Charles Winn, Charles Greenberg,
Nick Sramek, Leslie Gentile,
Morton Stuhlbarg

ABSENT: EXCUSED: Matthew Jenkins, Mitch Rouse

CHAIRMAN: Morton Stuhlbarg

STAFF MEMBERS PRESENT: Greg Carpenter, Planning Manager
Carolyn Bihn, Zoning Officer
Angela Reynolds, Advance Planning

OTHERS PRESENT: Mike Mais, Assistant City Attorney
Marcia Gold, Minutes Clerk

P L E D G E O F A L L E G I A N C E

Planning Manager Greg Carpenter led the pledge of allegiance.

M I N U T E S

The minutes of February 5, 2005 were approved on a motion by Commissioner Greenberg, seconded by Commissioner Winn and passed 5-0. Commissioners Jenkins and Rouse were absent.

S W E A R I N G O F W I T N E S S E S

C O N T I N U E D I T E M

1. Case No. 0407-26, Conditional Use Permit, CE 04-157

Applicant: Cingular Wireless c/o AFL
Authorized Agent, Chip Clustka

Subject Site: 1950 Lemon Avenue (Council District 7)
Description: A Conditional Use Permit to construct and maintain a wireless telecommunications facility, consisting of a seventy foot (70') high monopine antenna structure with accessory equipment.

As per staff's recommendation, Commissioner Sramek moved to continue the item to a date uncertain. Commissioner Winn seconded the motion, which passed 5-0. Commissioners Jenkins and Rouse were absent.

R E G U L A R A G E N D A

2. Proposed Amendment to the Municipal Code

Applicant: Robert E. Shannon, City Attorney
Subject Site: Citywide
Description: Proposed amendment to the Long Beach Municipal Code relating to code enforcement and tenant relocation.

Mike Mais presented the staff report asking that the Commission recommend that the City Council adopt the amendments to the Municipal Code, noting that this would be a tool to assist Code Enforcement in identifying and dealing with substandard buildings. Mr. Mais stated that the amendment would clarify confusing relocation and illegal unit issues, plus allow assessment of penalties for late payments on relocation fees. He added that it would also remove the low income requirement that had previously slowed City efforts to deal with these problems.

In response to a query from Commissioner Winn, Mr. Mais explained that routine maintenance issues would not invoke this ordinance if the situation could be remedied while the tenant was in place.

Susanne Browne, 110 Pine #420, attorney with Legal Aid, stated that her group was in support of the staff recommendation.

Nancy Ahlswede, 333 W. Broadway #101, Executive Director, Apartment Association of California/Southern Cities, said they felt this would be the best possible situation for tenants while maintaining private property rights.

Commissioner Greenberg moved to recommend that the City Council adopt the amendments to the Municipal Code. Commissioner Sramek

seconded the motion, which passed 5-0. Commissioners Jenkins and Rouse were absent.

3. Case No. 0412-17, Administrative Use Permit, CE 04-254

Applicant: Nasser Labbaf
Subject Site: 1075 E. Pacific Coast Highway
(Council District 6)
Description: Request to establish a coin-operated
Laundromat at a new retail center in the Commercial Highway
(CHW) Zone District.

Nassar Labbaf, 1075 E. Pacific Coast Hwy, applicant, requested that the item be continued to the next meeting.

Hip Lee, 1090 E. Pacific Coast Hwy, owner of building across from the site, stated he was against the request because it would create trash and loitering problems while decreasing the value of his property. Mr. Lee also said he felt there were already too many laundromats in the area.

Commissioner Winn explained to Mr. Lee that the conditions of approval attached to the request would address his concerns.

Commissioner Sramek moved to continue the item to the March 17, 2005 meeting. Commissioner Gentile seconded the motion, which passed 5-0. Commissioners Jenkins and Rouse were absent.

M A T T E R S F R O M T H E A U D I E N C E

There were no matters from the audience.

**M A T T E R S F R O M T H E D E P A R T M E N T O F
P L A N N I N G A N D B U I L D I N G**

Greg Carpenter stated that the City Council had acted to adopt the Open Space Annual Report, and would be hearing an appeal for the concrete aggregate plan.

Mr. Carpenter also welcomed new Planning staff member Monica Mendoza and noted that the City Manager would soon be making the final decision on the Planning and Building Director.

Angela Reynolds presented an update on the progress of the citywide workshops on the General Plan. In response to an observation by Commissioner Sramek on the negative reactions of some of the newer workshop attendees, Ms. Reynolds said they

would be making greater outreach efforts to contact more people in the community.

Mr. Carpenter also discussed projects that needed to be completed in this calendar year, including the official adoption of the Coastal Program document, and a number of General Plan updates.

**M A T T E R S F R O M T H E P L A N N I N G
C O M M I S S I O N**

There were no matters from the Planning Commission.

A D J O U R N

The meeting adjourned at 2:28pm.

Respectfully submitted,

Marcia Gold
Minutes Clerk